

Ogden Valley Development Trends Review

A review of the historic and recent development trends in the Ogden Valley. A version of this presentation was provided to the public in the September 26, 2023 Public Open House. It has been adjusted for accuracy and ease of reviewing without an oral explanation.

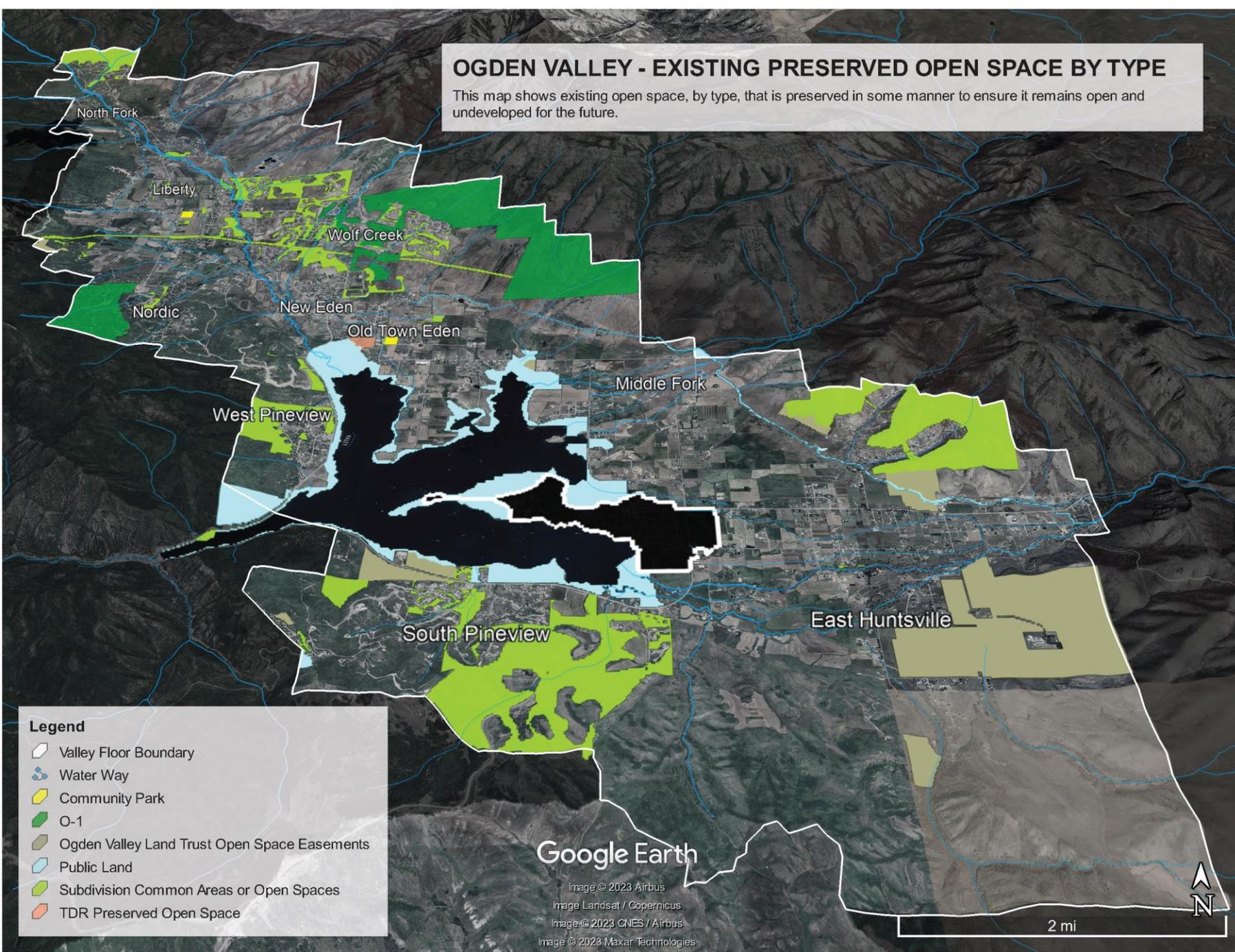
Review of Existing Conditions

NOTE:

The representation in this presentation of the “future unplanned development” allowed by existing zoning is intended to illustrate a possible build-out scenario that is generally compliant with existing development laws. It should not be taken to mean that future unplanned development will occur in the exact pattern illustrated. If in compliance with existing development laws, the landowner/developer has the right to design their development according to their general desires/vision.

OGDEN VALLEY - EXISTING PRESERVED OPEN SPACE BY TYPE

This map shows existing open space, by type, that is preserved in some manner to ensure it remains open and undeveloped for the future.

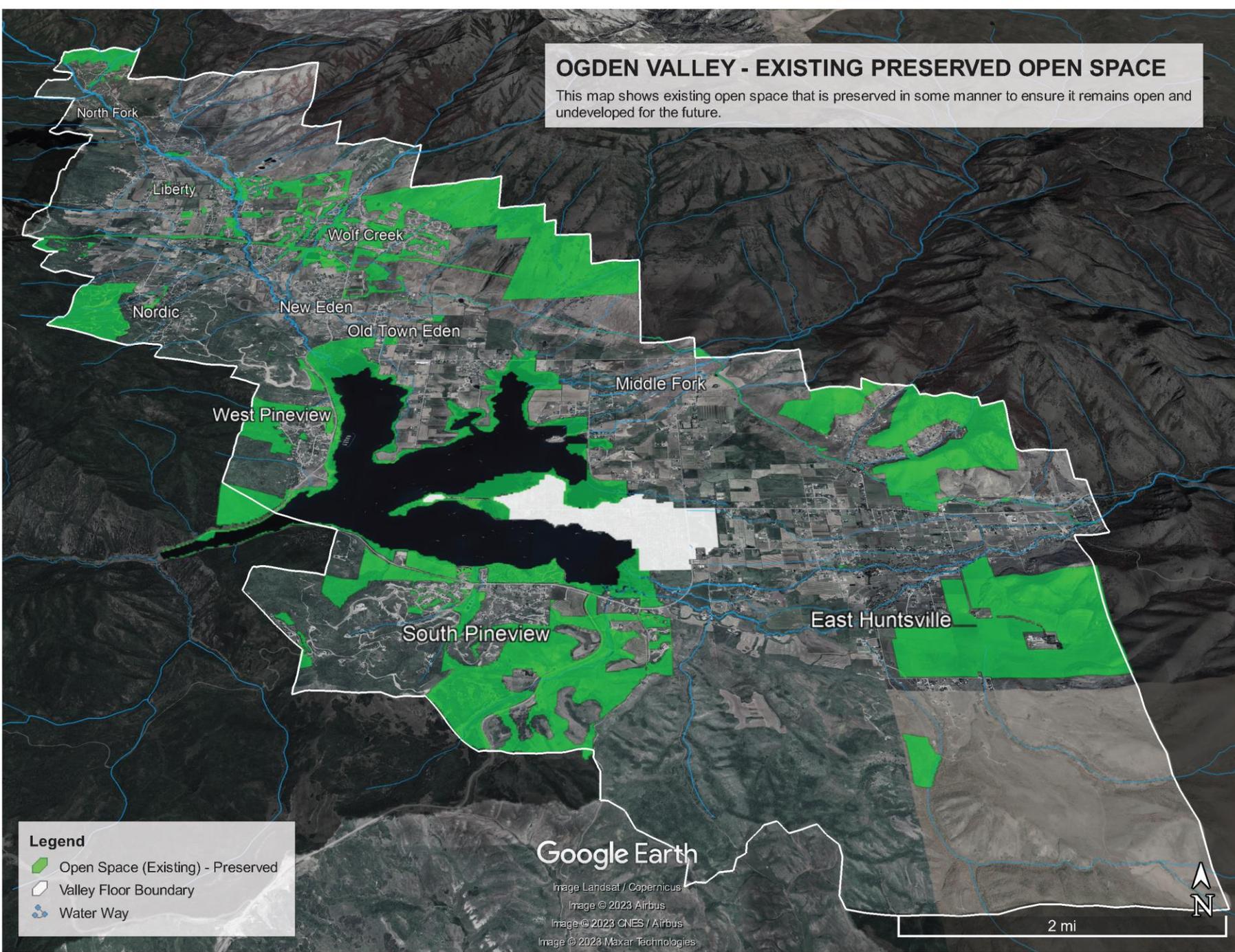


There are a variety of different types of “preserved” open space. The type of “preservation” helps determine the level of permanence of it. For example:

- The Ogden Valley Land Trust – High degree of permanence, as the trust’s primary purpose is for open space preservation.
- Community parks – relatively high degree of permanence. Parks may be changed if it benefits the parks district.
- Public land – medium high degree of permanence. Public-to-private land swaps have occurred in the past.
- O-1 (Open Space) Zone: Medium degree of permanence. The zone may be changed by the County Commission if the change advances a general public benefit.

OGDEN VALLEY - EXISTING PRESERVED OPEN SPACE

This map shows existing open space that is preserved in some manner to ensure it remains open and undeveloped for the future.



Legend

-  Open Space (Existing) - Preserved
-  Valley Floor Boundary
-  Water Way

Google Earth
Image Landsat / Copernicus
Image © 2023 Airbus
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Image © 2023 Maxar Technologies

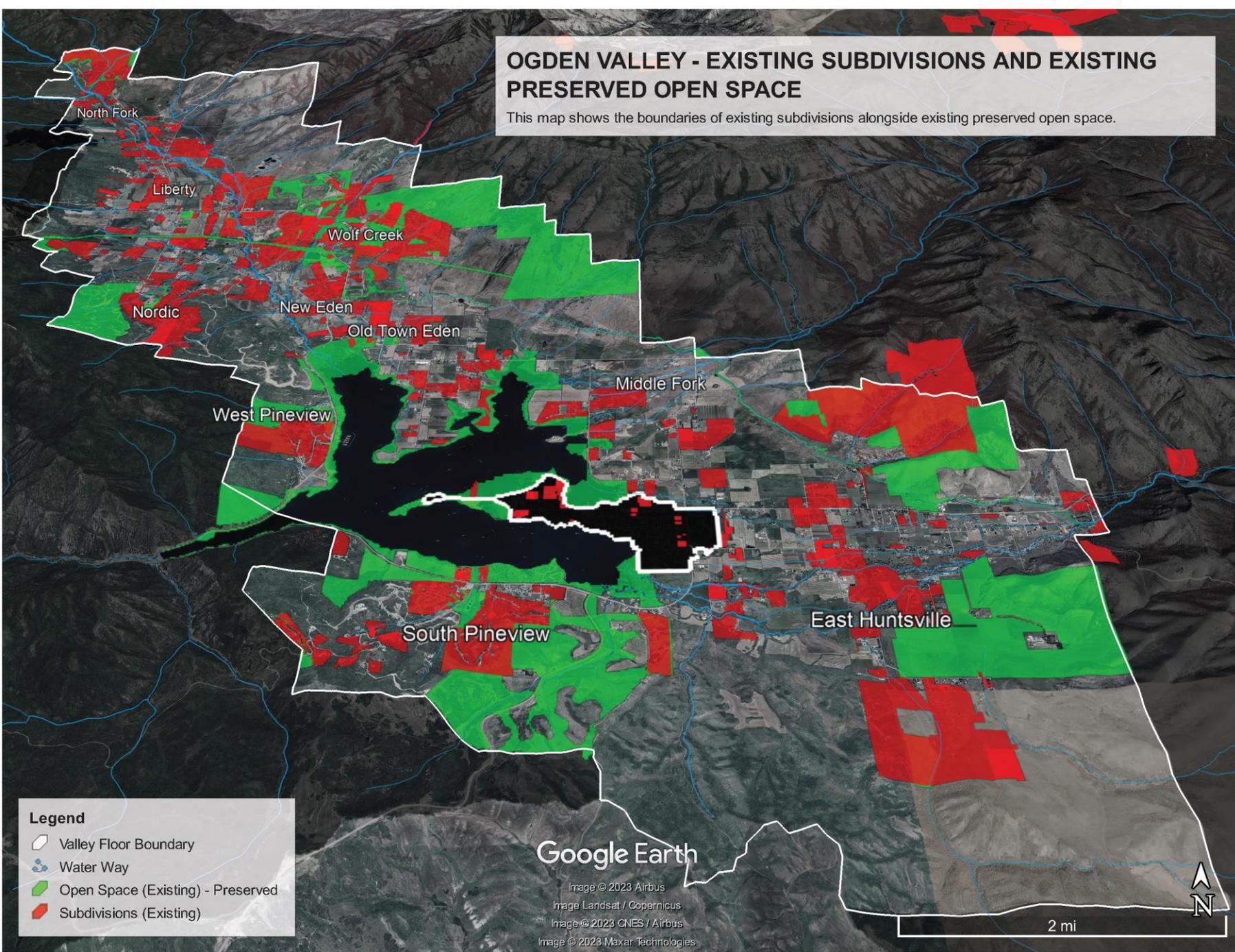
2 mi



OGDEN VALLEY - EXISTING SUBDIVISIONS AND EXISTING PRESERVED OPEN SPACE

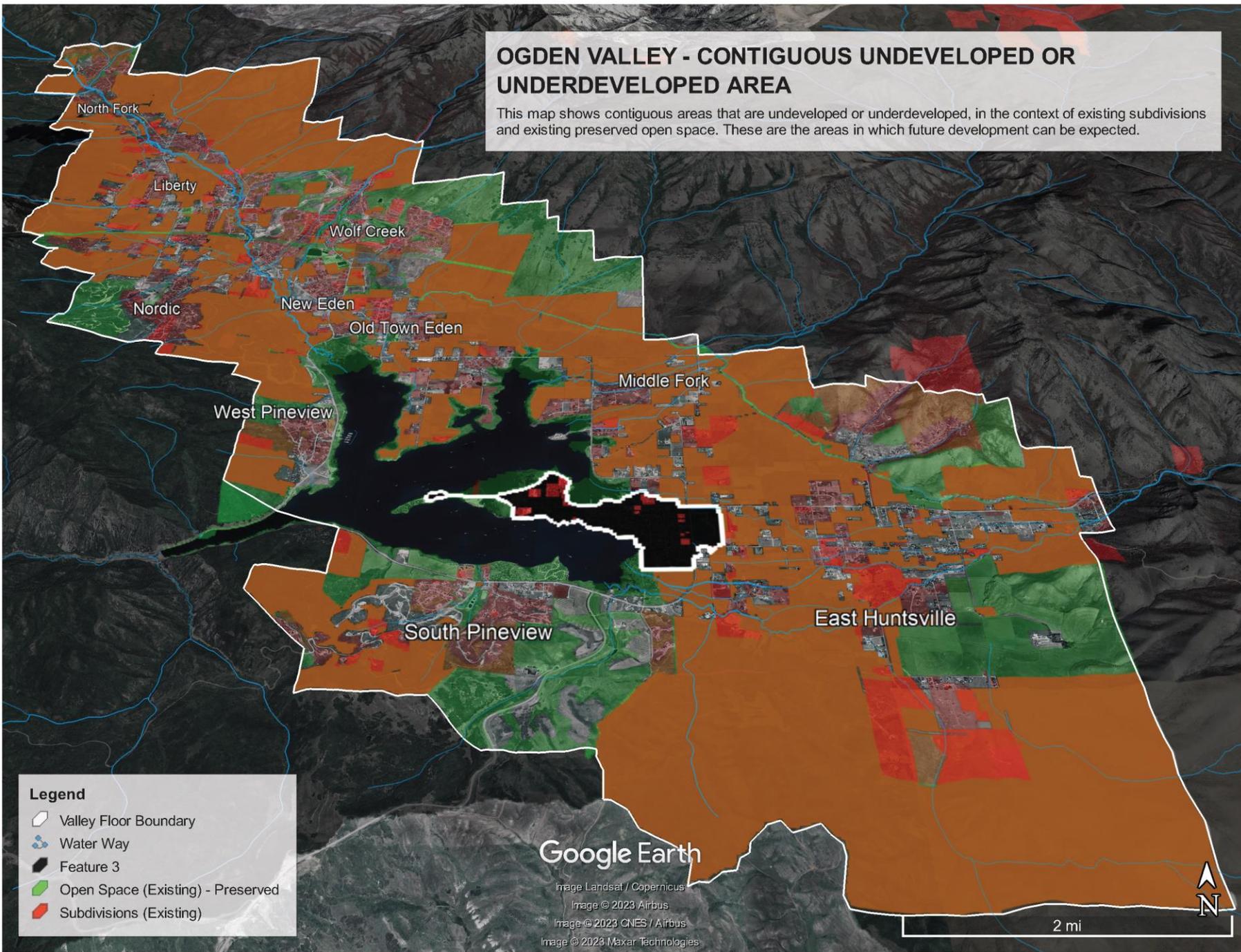
This map shows the boundaries of existing subdivisions alongside existing preserved open space.

The existing subdivisions on this map generally depict where development has been occurring. It is not a representation of all development, as some development occurred prior to the creation of subdivision laws, and other development has occurred on grandfathered (pre-existing) lots.



OGDEN VALLEY - CONTIGUOUS UNDEVELOPED OR UNDERDEVELOPED AREA

This map shows contiguous areas that are undeveloped or underdeveloped, in the context of existing subdivisions and existing preserved open space. These are the areas in which future development can be expected.



Legend

- Valley Floor Boundary
- Water Way
- Feature 3
- Open Space (Existing) - Preserved
- Subdivisions (Existing)

Google Earth
Image Landsat / Copernicus
Image © 2023 Airbus
Image © 2023 CNES / Airbus
Image © 2023 Maxar Technologies

This map was derived by finding all parcels in the valley that can be subdivided or re-subdivided in accordance with existing zoning and subdivision laws. It helps us understand the amount of land left in the valley that, under existing development laws, is allowed to develop in the future.

Where is current zoning taking us?

Total Valley Buildout

Existing Dwelling Units	Existing Vacant Subdivision Lots*	Remaining Dev. Rights**	Valley Buildout Total
3,977	2,459	6,186	12,622
0	0	0	100.0%

*Includes approved master-planned lots/units.

**Per existing zoning.

These numbers are different and more accurate than those presented in the 9/26/23 open house. The difference is due to a calculation error.

Where is current zoning taking us?

Development Buildout By Area

	Existing Dwelling Units	Existing Vacant Subdivision Lots*	Remaining Dev. Rights**	Buildout Total
North Fork	208	15	269	492
Liberty	583	85	1,135	1,803
Wolf Creek	1,405	966	373	2,744
Nordic	265	663	171	1,099
Eden	469	76	1,025	1,570
Middle Fork	106	7	536	649
East Huntsville	444	85	2,133	2,662
South Pineview	387	469	218	1,074
West Pineview	110	93	326	529
Valley Total	3,977	2,459	6,186	12,622

*Includes approved master-planned lots/units.

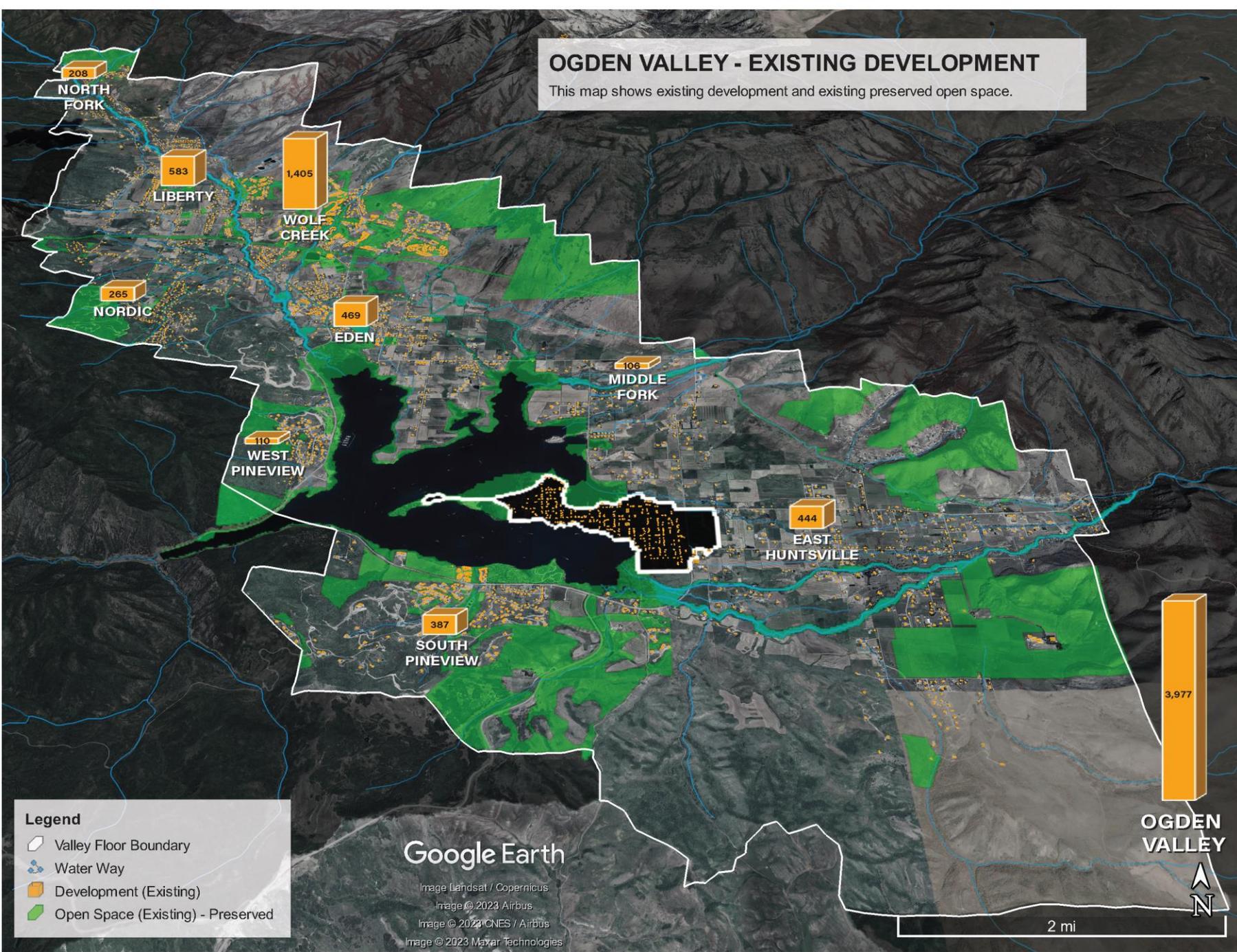
**Per existing zoning.

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OGDEN VALLEY - EXISTING DEVELOPMENT

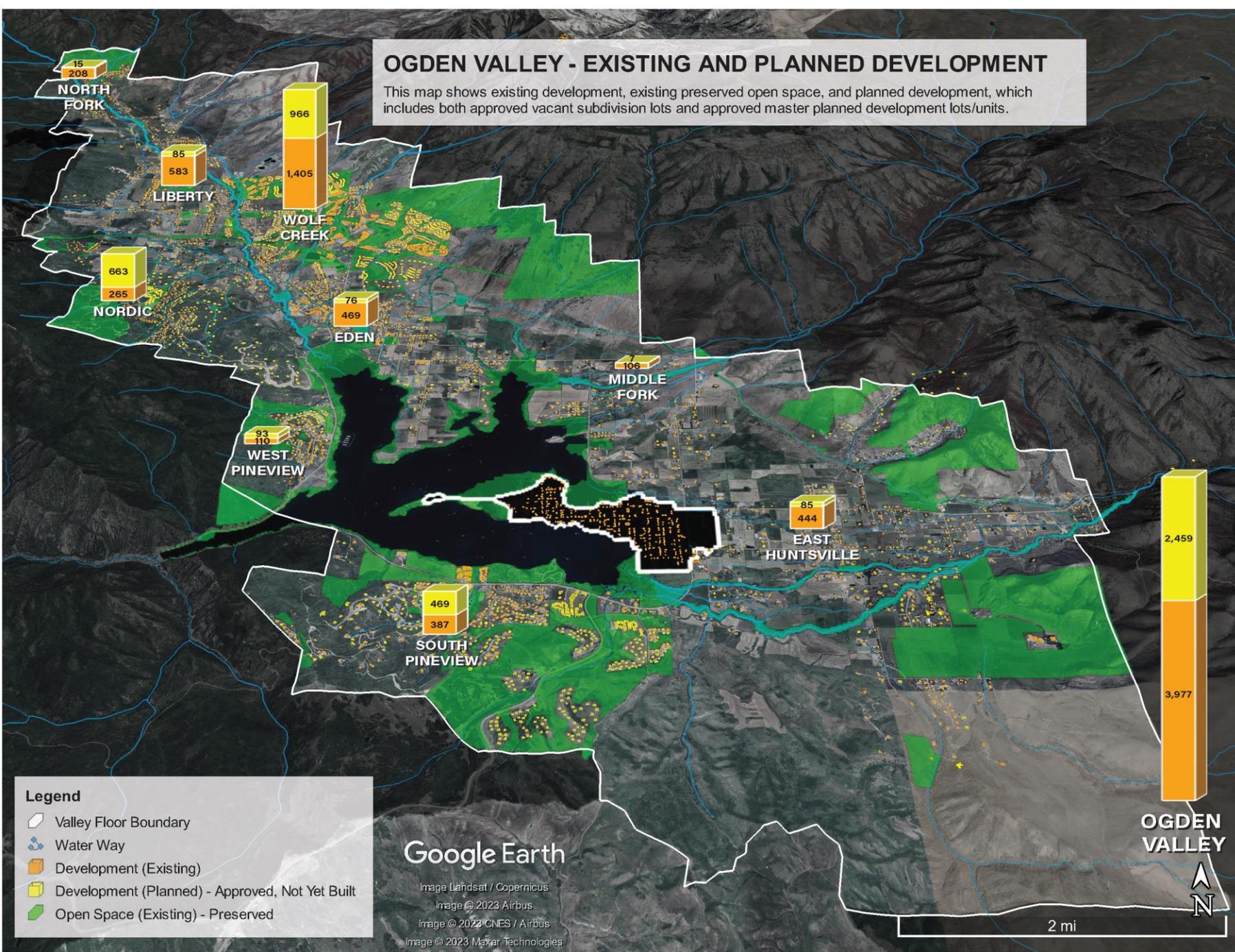
This map shows existing development and existing preserved open space.

- The orange specs on this map are the actual footprints of the existing primary buildings on each lot or parcel in the valley.



OGDEN VALLEY - EXISTING AND PLANNED DEVELOPMENT

This map shows existing development, existing preserved open space, and planned development, which includes both approved vacant subdivision lots and approved master planned development lots/units.



- The orange specs on this map are the actual footprints of the existing primary buildings on each lot or parcel in the valley.
- The yellow specs on this map represent *residential* buildings that could be constructed on an existing vacant subdivision lot, or within an approved master planned development.

Legend

- Valley Floor Boundary
- Water Way
- Development (Existing)
- Development (Planned) - Approved, Not Yet Built
- Open Space (Existing) - Preserved

Google Earth
 Image Landsat / Copernicus
 Image © 2023 Airbus
 Image © 2023 CNES / Airbus
 Image © 2023 Maxar Technologies

OGDEN VALLEY

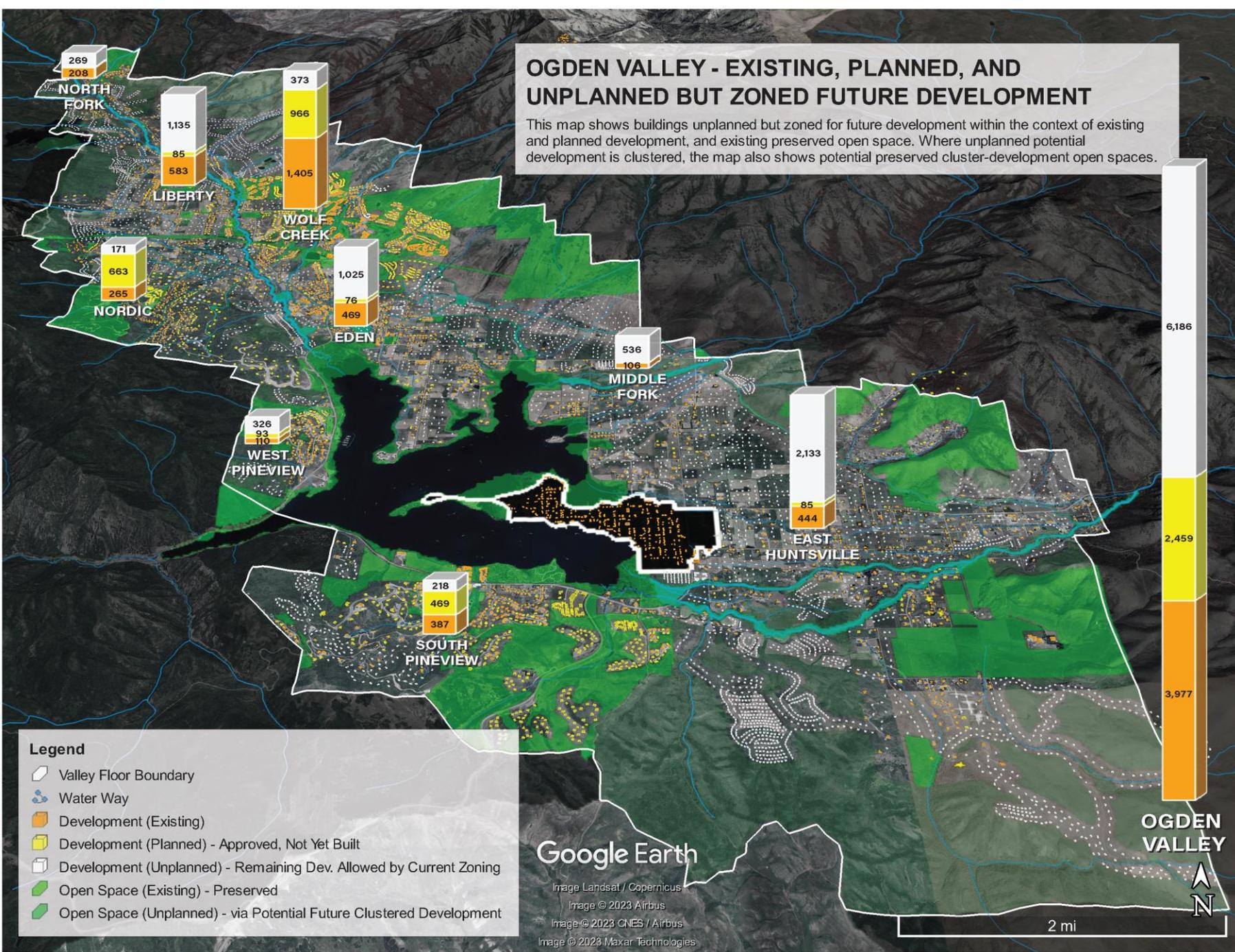
2,459
3,977

2 mi



OGDEN VALLEY - EXISTING, PLANNED, AND UNPLANNED BUT ZONED FUTURE DEVELOPMENT

This map shows buildings unplanned but zoned for future development within the context of existing and planned development, and existing preserved open space. Where unplanned potential development is clustered, the map also shows potential preserved cluster-development open spaces.



Legend

- Valley Floor Boundary
- Water Way
- Development (Existing)
- Development (Planned) - Approved, Not Yet Built
- Development (Unplanned) - Remaining Dev. Allowed by Current Zoning
- Open Space (Existing) - Preserved
- Open Space (Unplanned) - via Potential Future Clustered Development

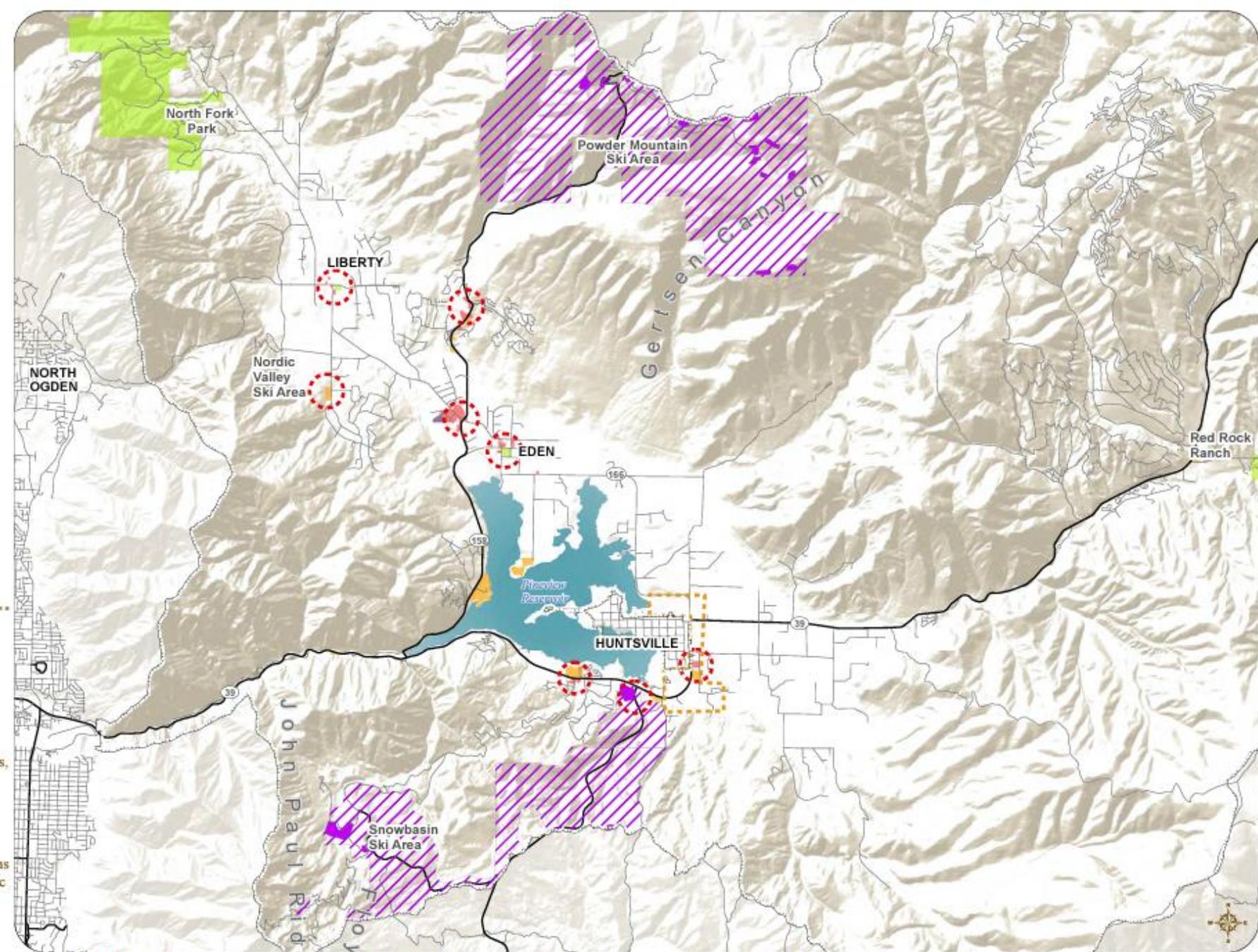
Google Earth
 Image Landsat / Copernicus
 Image © 2023 Airbus
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OGDEN VALLEY
 2 mi
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- The orange specs on this map are the actual footprints of the existing primary buildings on each lot or parcel in the valley.
- The yellow specs on this map represent *residential* buildings that could be constructed on an existing vacant subdivision lot, or within an approved master planned development.
- The white specs on this map represent future unplanned *residential* development that is allowed by existing zoning. These are property rights that currently exist, and if any of these landowners apply to develop their land accordingly, the County is prohibited by state law from denying it (as long as it follows all existing development laws).

What does the general plan say about it?

- General plan direction on where to transfer development:
 - Village map
 - Areas with infrastructure
 - Focus on areas that have and are likely to have sewer in the short-term future



- This map is the commercial locations and village areas map from the general plan.
- The plan suggest creating “vibrant” villages in the areas of the red-dotted circles in
- The intention of the villages is to transfer development rights from other properties across the valley into these village areas.

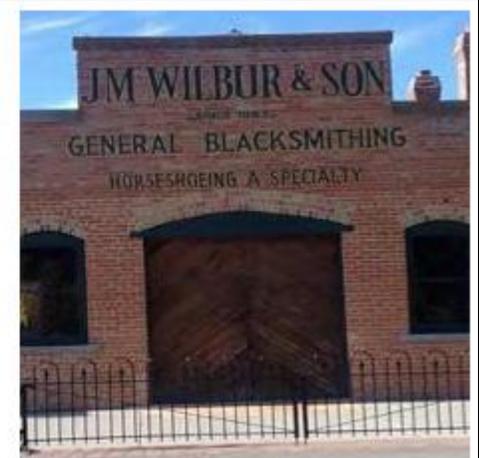


Commercial Locations & Village Areas



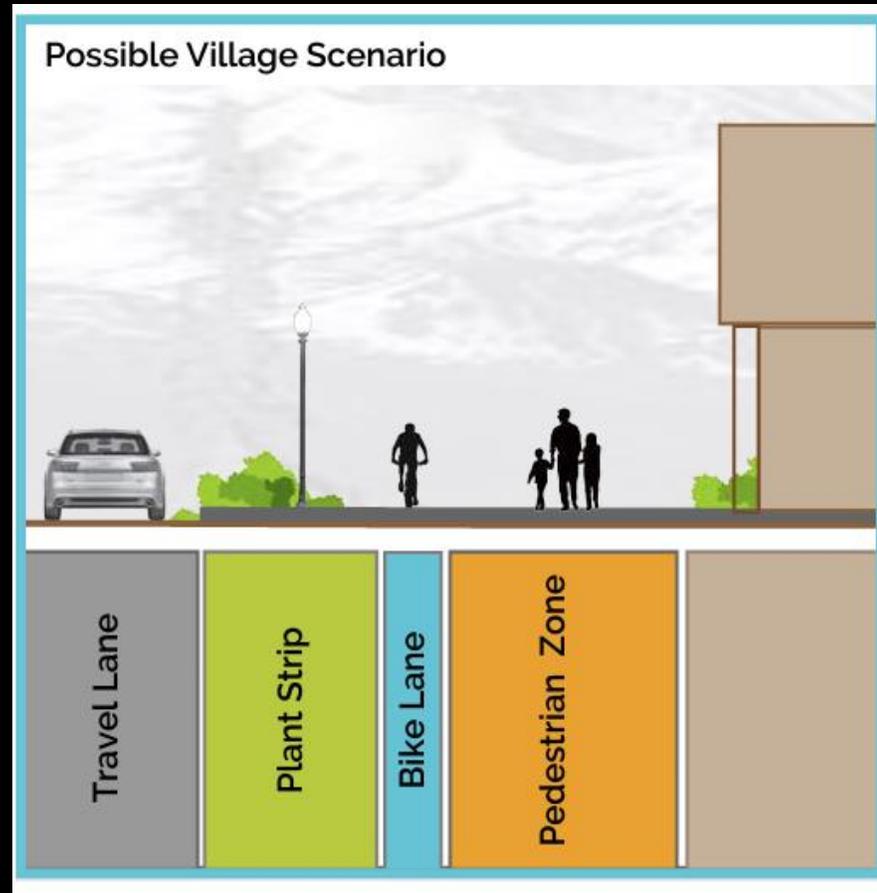
What does the general plan say about it?

- Creating “vibrant” villages



What does the general plan say about it?

- Creating “vibrant” villages



What does the general plan say about it?

Land Use Principle 1.5: Encourage new development to locate in areas where water and sewer service could be provided by a sewer system. Encourage residential cluster developments with smaller building lots and larger areas of open space for most subdivisions.

What does the general plan say about it?

Utilities and Public Services Principle 1.1: Although Weber County has no direct regulatory role, the County should support communication among water and sewer service providers to coordinate the planning for and delivery of culinary water and sewer services in a manner that pursues the possibility of an eventual valley-wide sewer and water system plan.

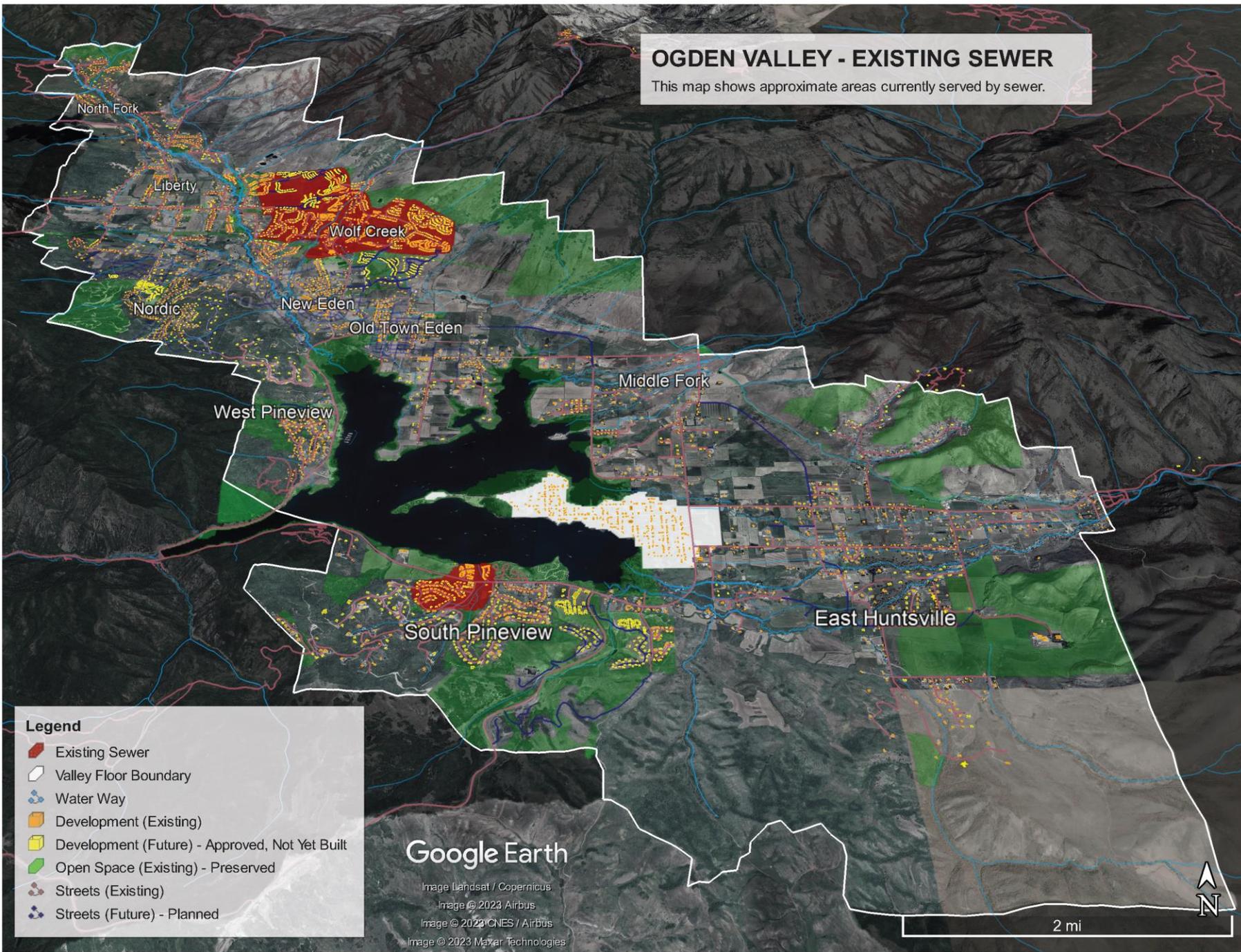
What does the general plan say about it?

Utilities and Public Services Goal 2: A goal of Weber County is to encourage alternatives to septic drainfield systems.

Utilities and Public Services Principle 2.1: New developments in the village areas ([reference Commercial Development Implementation 1.1.1](#)) and the resort areas should connect to existing **sewer** facilities or provide limited-capacity sewage treatment facilities for identified service areas. The facilities should be designed to be expandable to accommodate additional development in the village or resort areas. New residential developments not proximate to existing **sewer** service areas should employ clustering and provide limited capacity advanced sewage treatment facilities.

OGDEN VALLEY - EXISTING SEWER

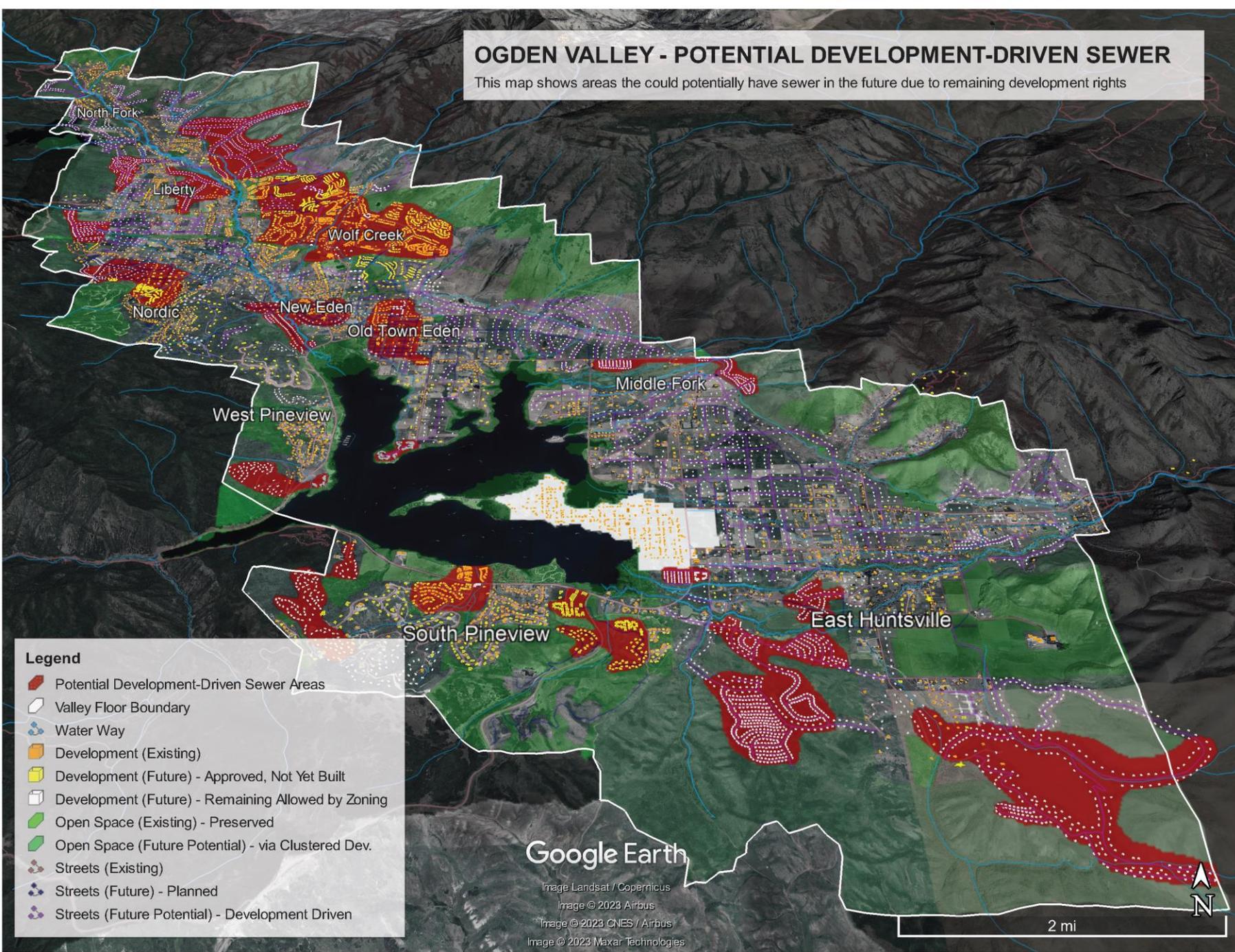
This map shows approximate areas currently served by sewer.



- The sewer boundaries on this map are approximate.
- Some developments have common shared septic systems. Those are not shown here.

OGDEN VALLEY - POTENTIAL DEVELOPMENT-DRIVEN SEWER

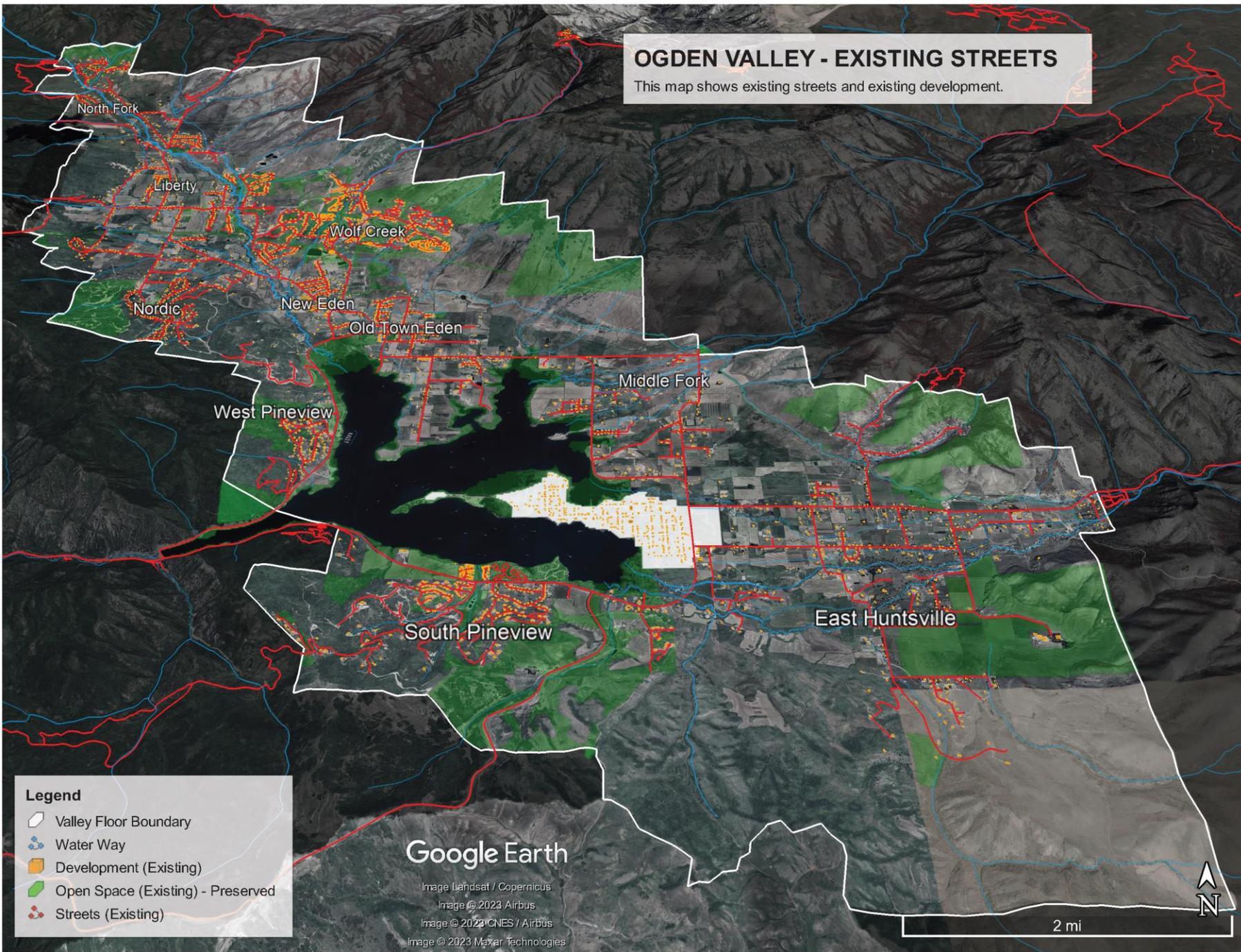
This map shows areas that could potentially have sewer in the future due to remaining development rights



- The sewer boundaries on this map are conceptual in nature and should not be interpreted as planned boundaries. They represent areas that will need to be sewered if a developer chooses to maximize the number of dwelling units they can build.

OGDEN VALLEY - EXISTING STREETS

This map shows existing streets and existing development.



Legend

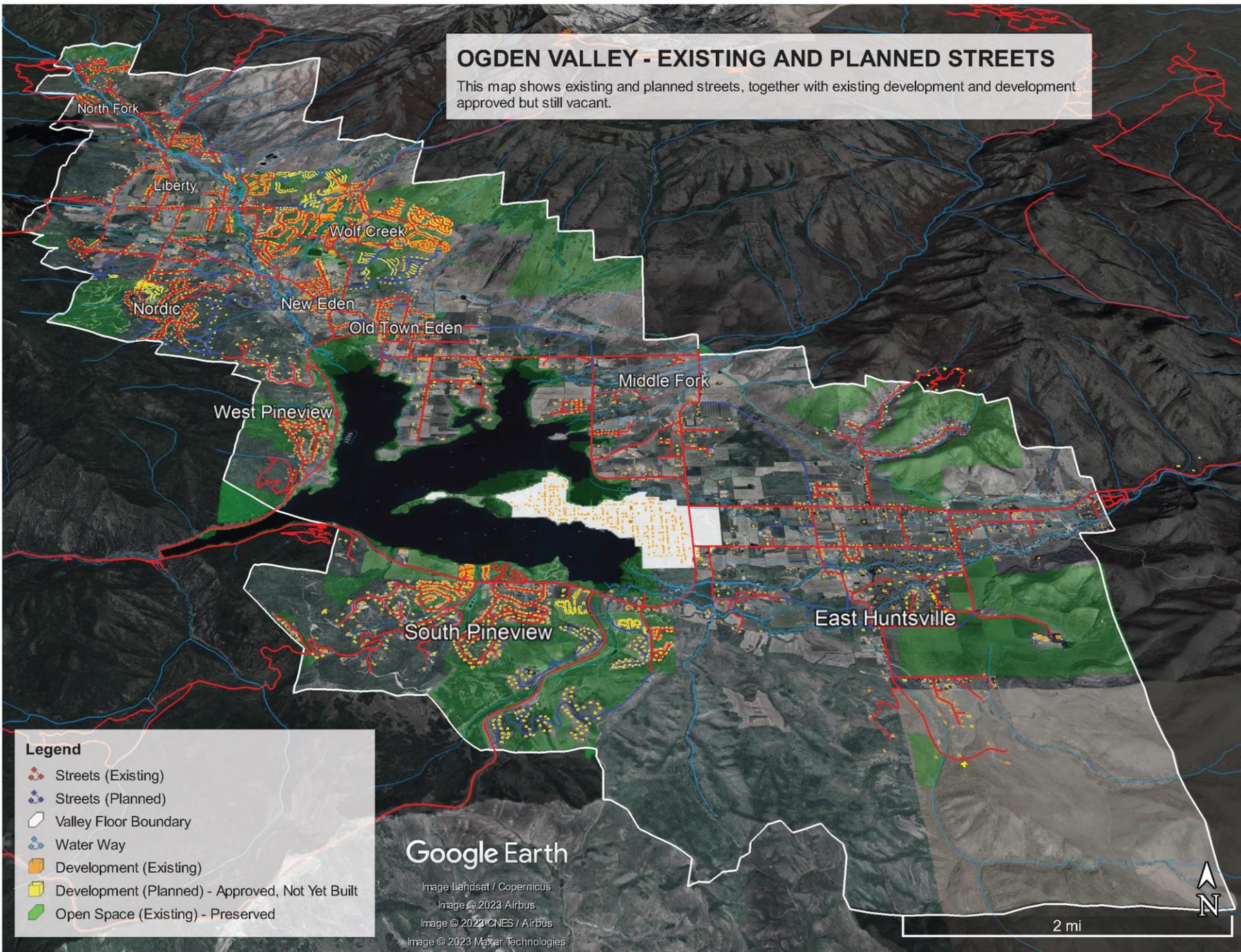
- Valley Floor Boundary
- Water Way
- Development (Existing)
- Open Space (Existing) - Preserved
- Streets (Existing)

Google Earth
Image Landsat / Copernicus
Image © 2023 Airbus
Image © 2023 CNES / Airbus
Image © 2023 Maxar Technologies

- The red lines in this map shows the location of existing roads.

OGDEN VALLEY - EXISTING AND PLANNED STREETS

This map shows existing and planned streets, together with existing development and development approved but still vacant.



Legend

- Streets (Existing)
- Streets (Planned)
- Valley Floor Boundary
- Water Way
- Development (Existing)
- Development (Planned) - Approved, Not Yet Built
- Open Space (Existing) - Preserved

Google Earth

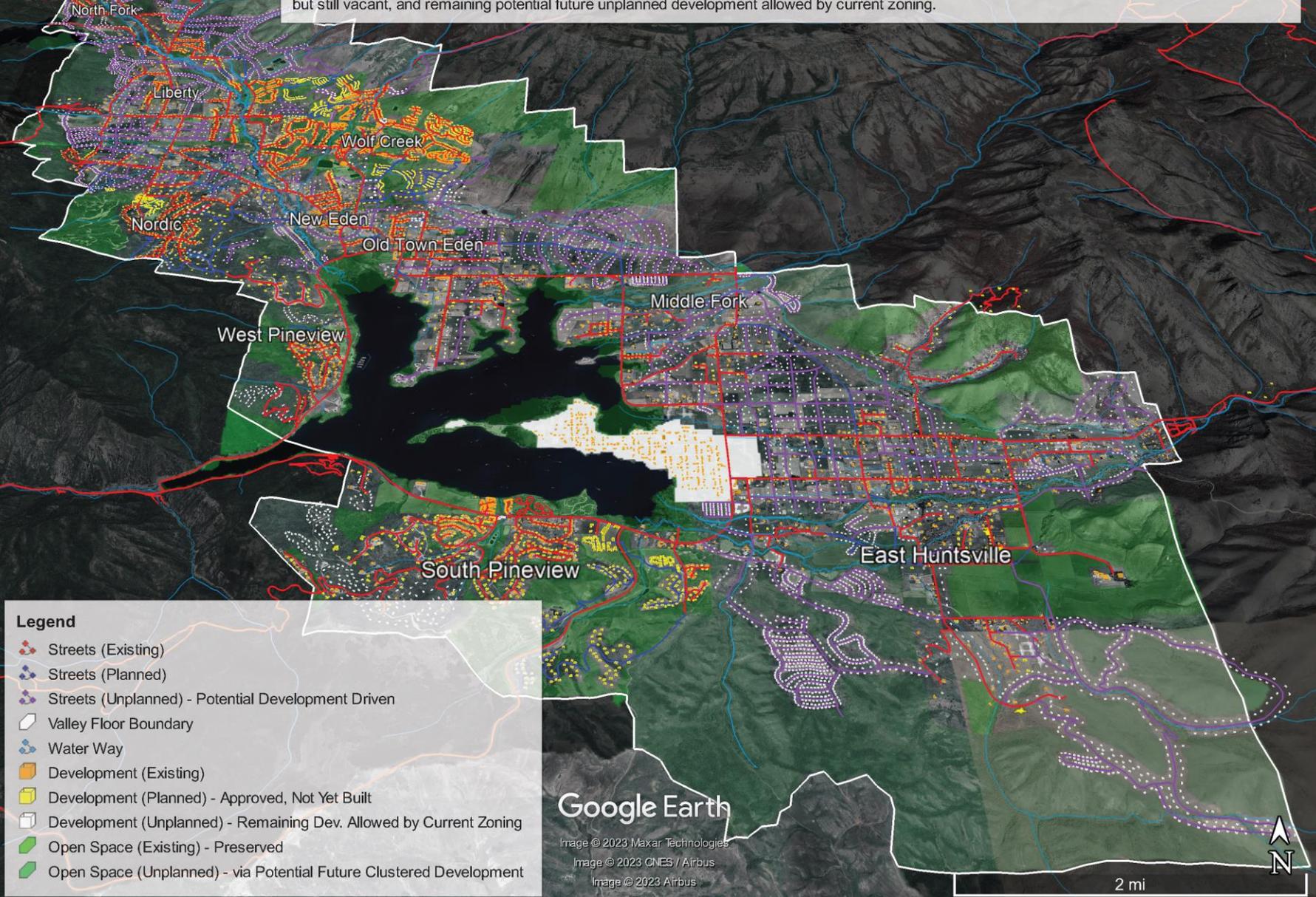
Image Landsat / Copernicus
Image © 2023 Airbus
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2 mi

- The red lines in this map shows the location of existing roads.
- The dark blue lines on this map represent streets that are planned to eventually be constructed.

OGDEN VALLEY - EXISTING, PLANNED , AND POTENTIAL UNPLANNED STREETS

This map shows existing, planned, and potential unplanned development-driven streets, together with existing development, development approved but still vacant, and remaining potential future unplanned development allowed by current zoning.



- The red lines in this map shows the location of existing roads.
- The dark blue lines on this map represent streets that are planned to eventually be constructed.
- The purple lines on this map represent conceptual streets that will be necessary to serve future unplanned development that is allowed by existing zoning.

Ogden Valley Development Trends Supplemental Information

Buildout Based on Current Zoning

Development Buildout By Area				
	Existing Dwelling Units	Existing Vacant Subdivision Lots*	Remaining Dev. Rights**	Buildout Total
North Fork	208	15	269	492
Liberty	583	85	1,135	1,803
Wolf Creek	1,405	966	373	2,744
Nordic	265	663	171	1,099
Eden	469	76	1,025	1,570
Middle Fork	106	7	536	649
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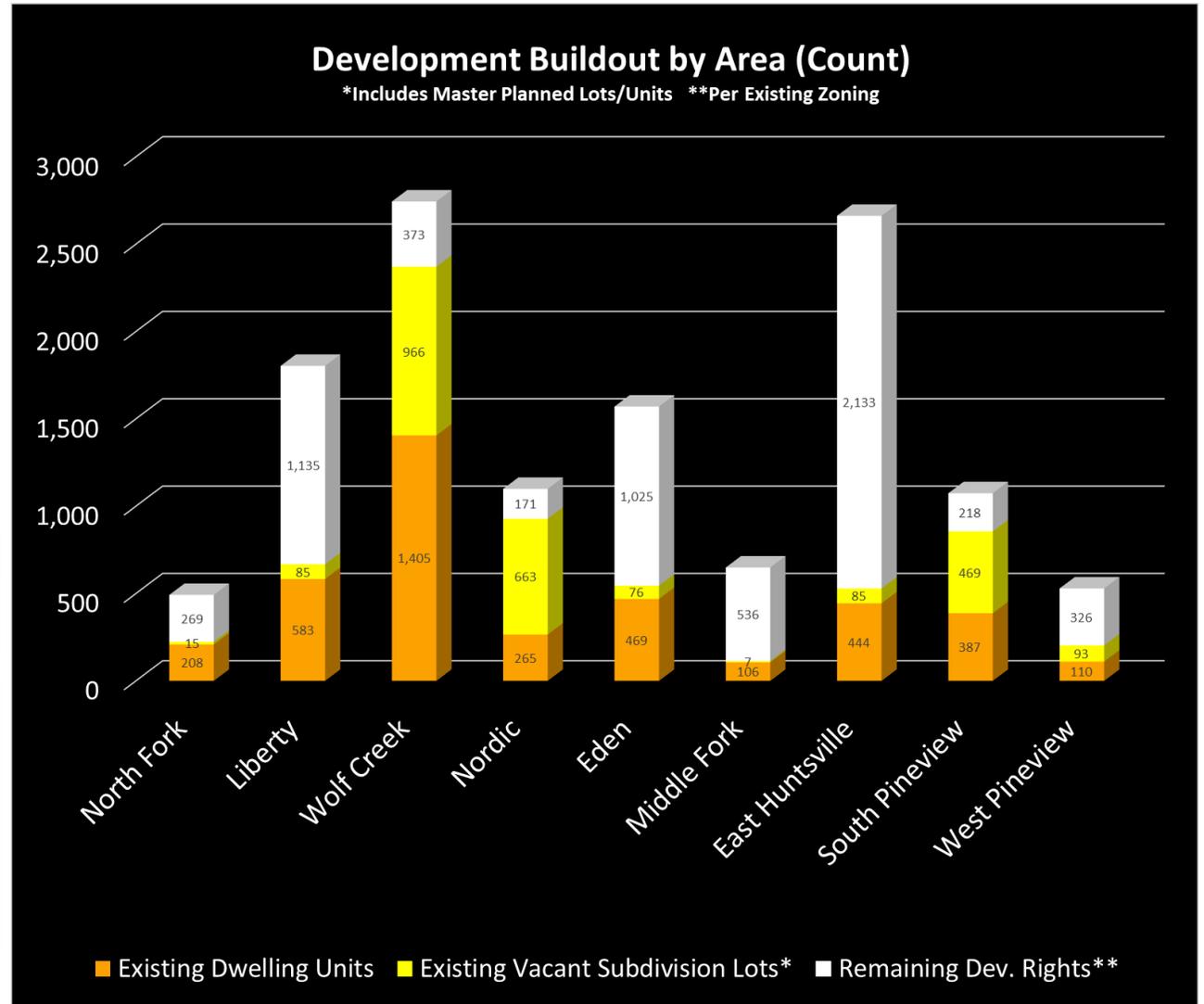
*Includes approved master-planned lots/units. **Per existing zoning.

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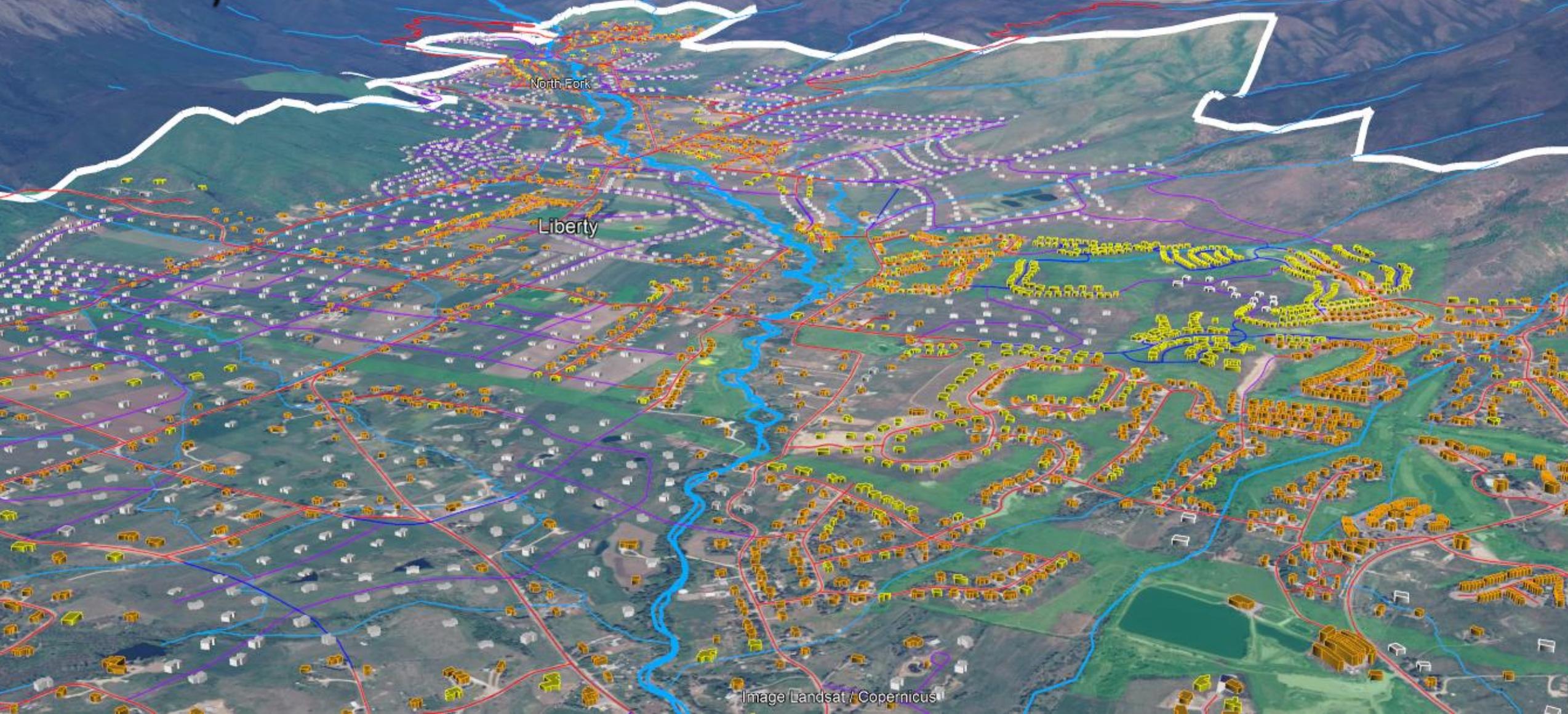
Total Valley Buildout			
Existing Dwelling Units	Existing Vacant Subdivision Lots*	Remaining Dev. Rights**	Valley Buildout Total
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0	0	0	100.0%

*Includes approved master-planned lots/units. **Per existing zoning.

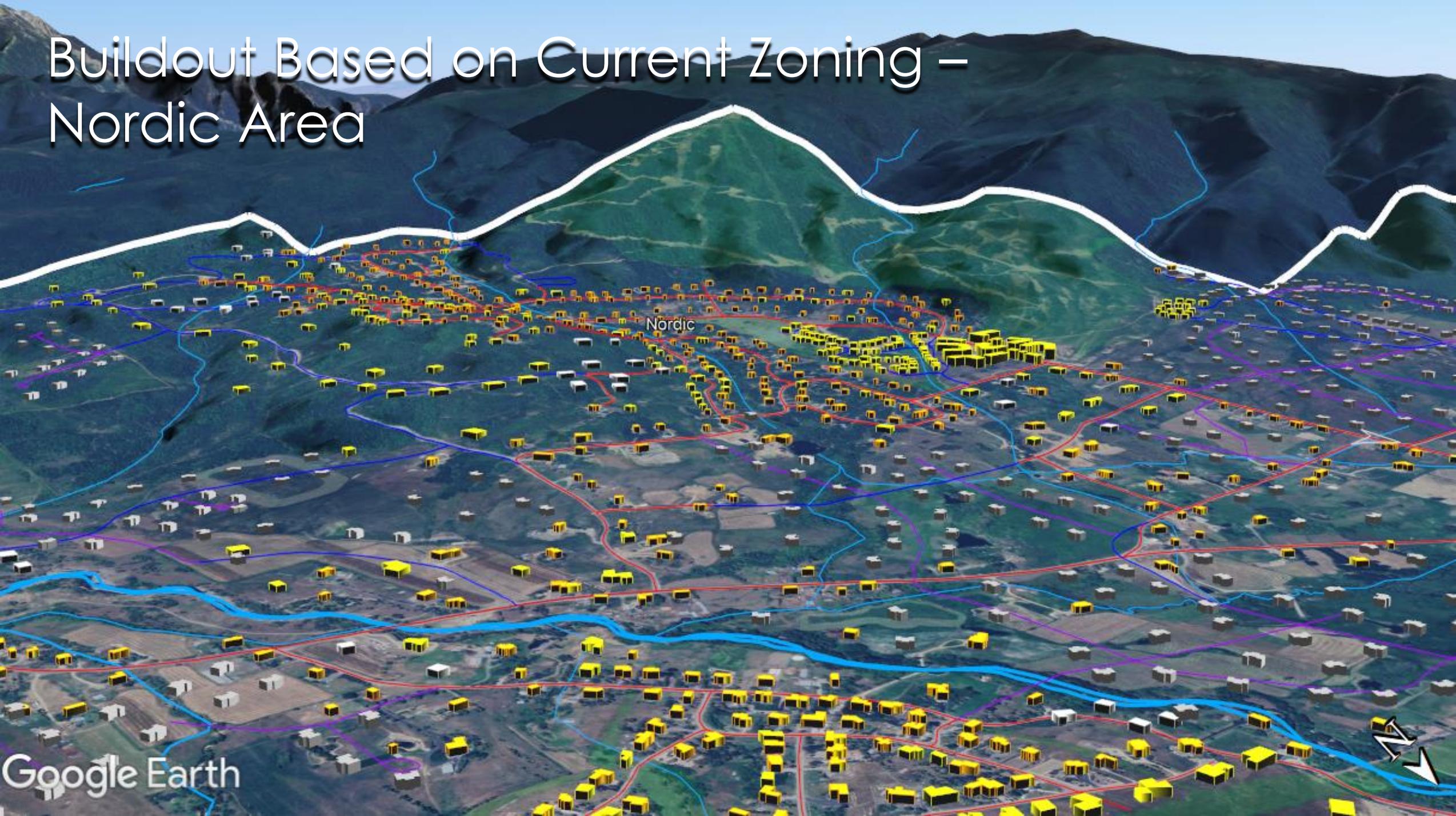
These numbers are different and more accurate than those presented in the 9/26/23 open house. The difference is due to a calculation error.



Buildout Based on Current Zoning – Liberty and North Fork



Buildout Based on Current Zoning – Nordic Area



Buildout Based on Current Zoning – Wolf Creek and Eden



Google Earth

Image Landsat / Copernicus
Image © 2023 CNES / Airbus

Eden

Wolf Creek

Buildout Based on Current Zoning – Eden



Google Earth

Image Landsat / Copernicus

Image © 2023 Maxar Technologies

Image © 2023 Airbus



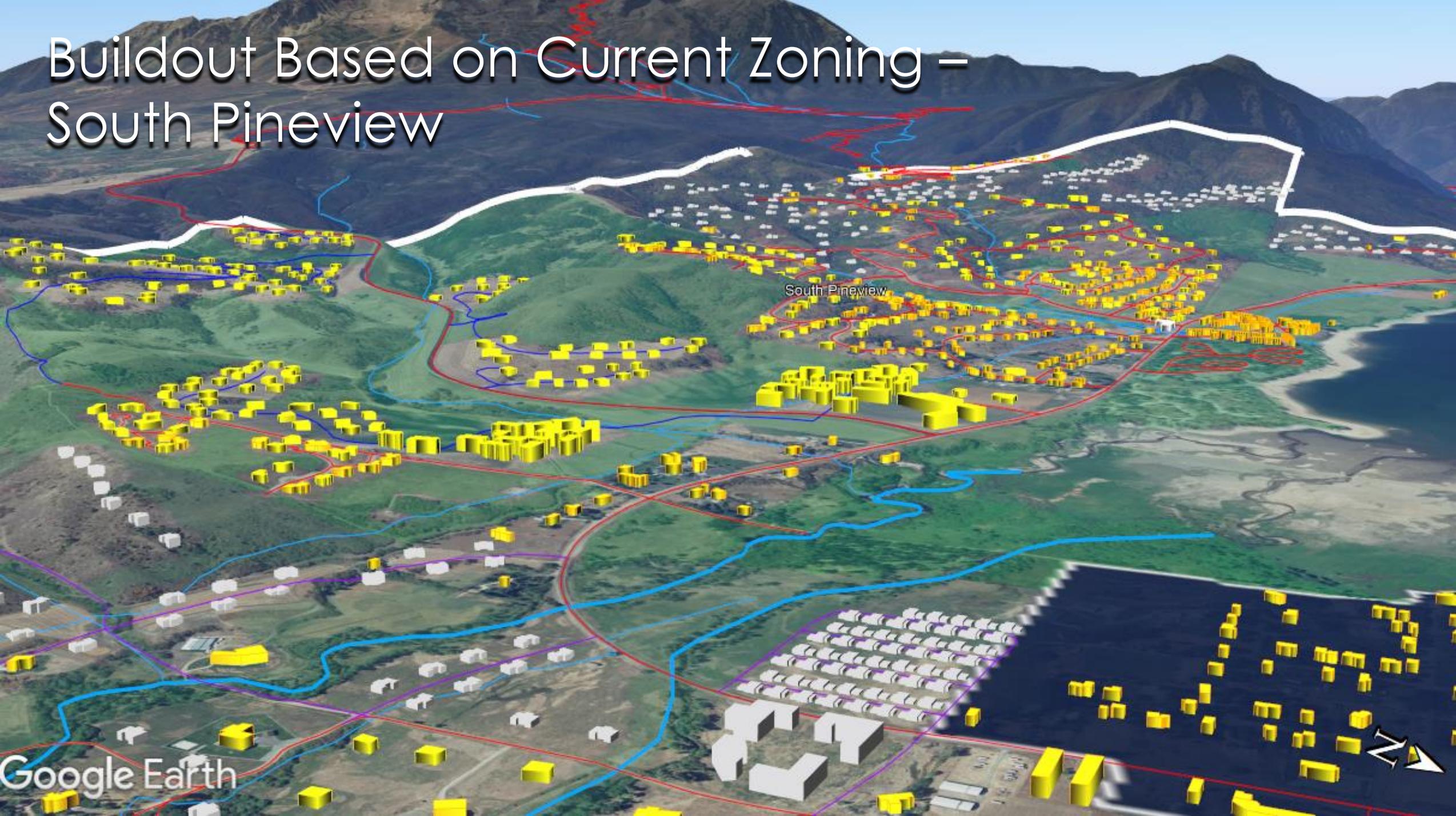
Buildout Based on Current Zoning – East Huntsville



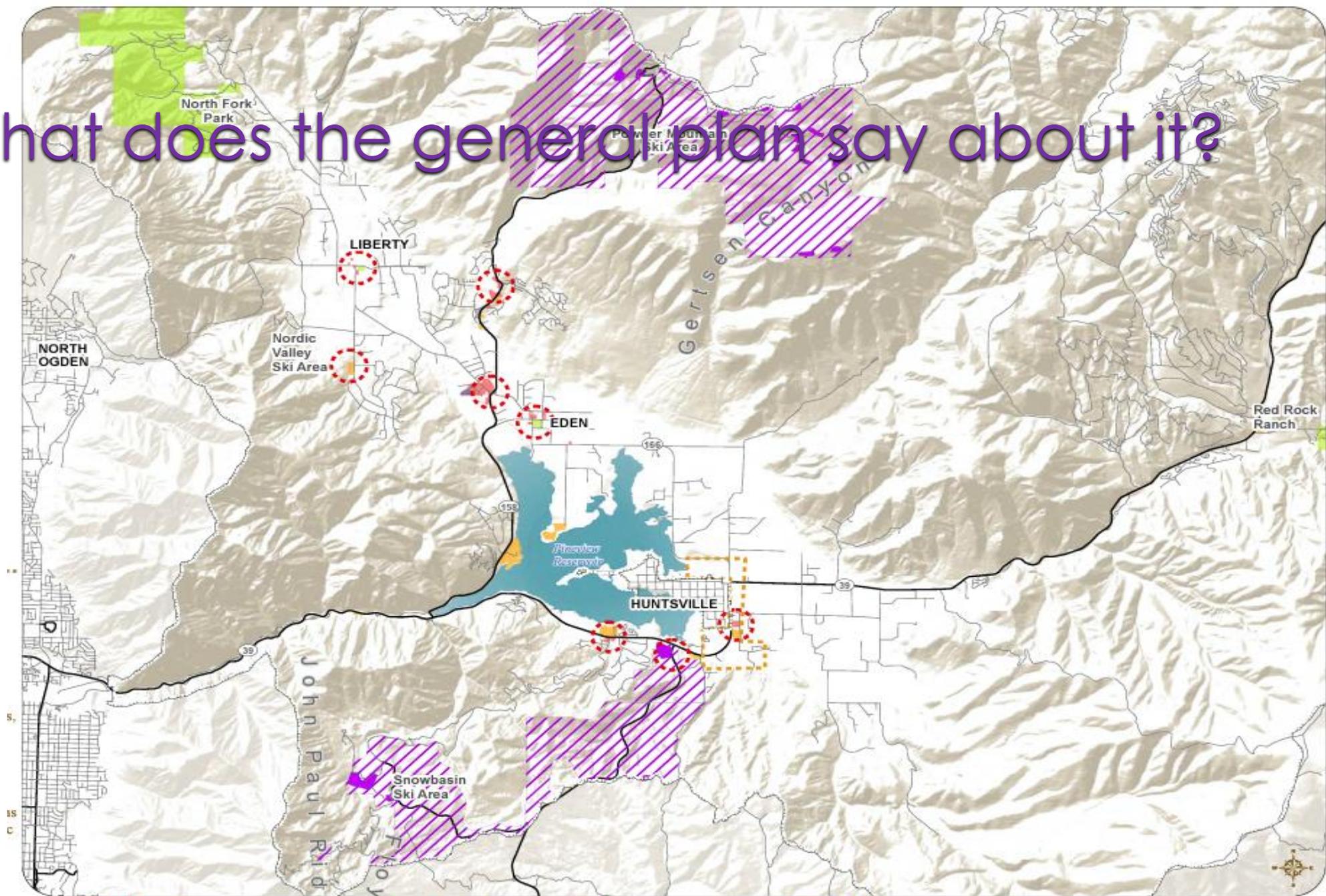
Google Earth



Buildout Based on Current Zoning - South Pineview



What does the general plan say about it?

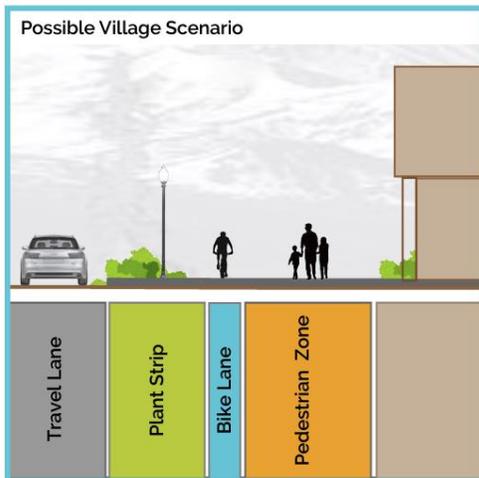


Commercial Locations & Village Areas

What does the general plan say about it?

Commercial Development Principle 1.1: Limit all new commercial development in the Ogden Valley planning area to Huntsville, the resort areas, and the village areas, as shown on Map 8. Avoid scattered and strip commercial and retail development patterns in the Valley.

Commercial Development Implementation 1.1.1: Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multi-modal and active transportation to and within each area, as may be appropriate. The village areas are shown as $\frac{1}{4}$ mile radius circles centered on each area on Map 8. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.



What does the general plan say about it?

Commercial Development Principle 1.2: Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.

Commercial Development Implementation 1.2.1: As also provided in the Transportation Element Streetscape implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.

Commercial Development Principle 2.1: Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.

Commercial Development Implementation 2.1.1: As part of small area planning, revise County design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley (Figure 16).

How do we implement it?

There is already a regulatory tool that various communities use to implement the general plan's recommendations. It is called a Form-Based Code.

So what's a form-based anyway?

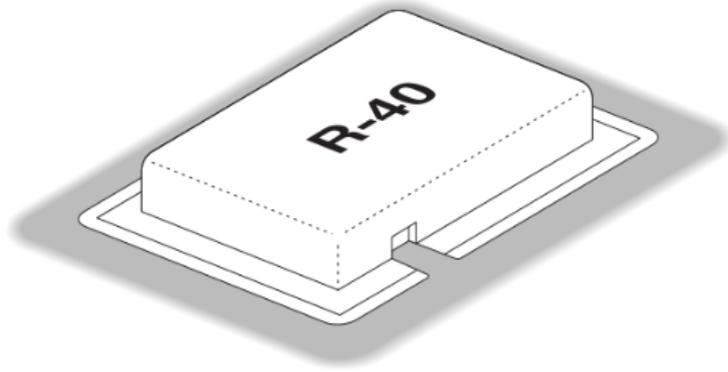
A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

-Form Based Codes Institute

So what's a form-based anyway?

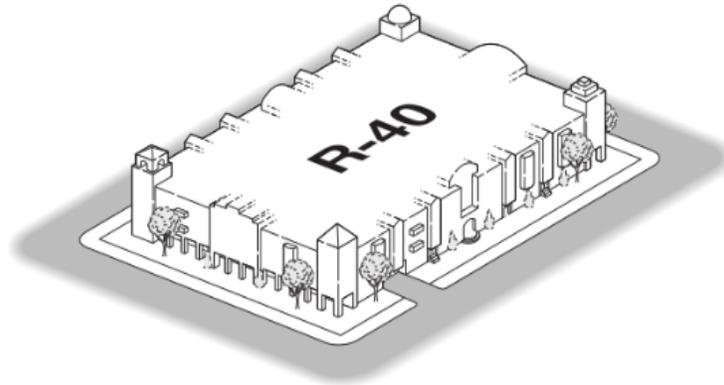
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



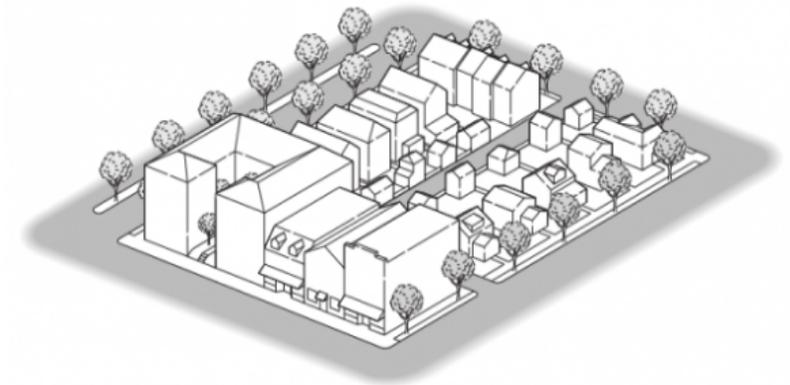
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



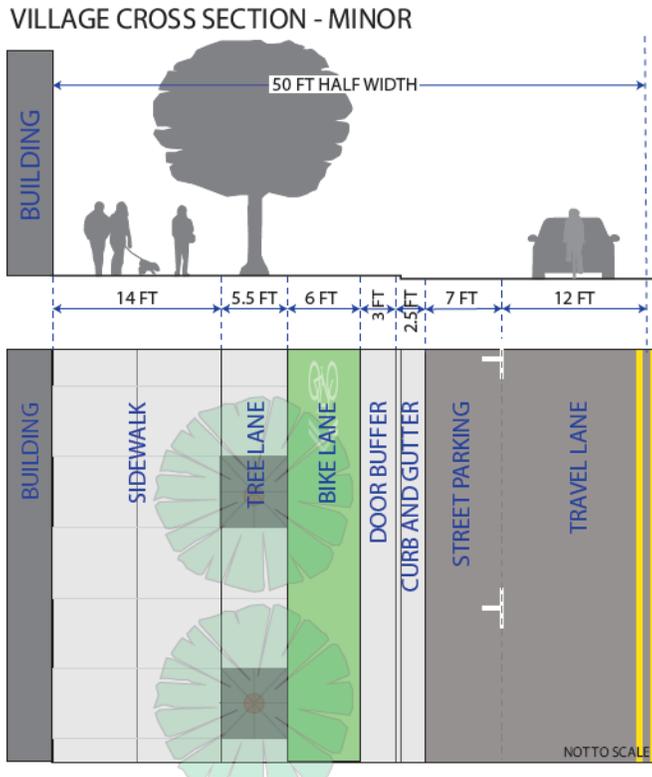
So what's a form-based anyway?

A form-based code, which has been adopted to be used in village areas in the Ogden Valley, is comprised of three primary elements:

Street Regulating Plan



Street Design Standards

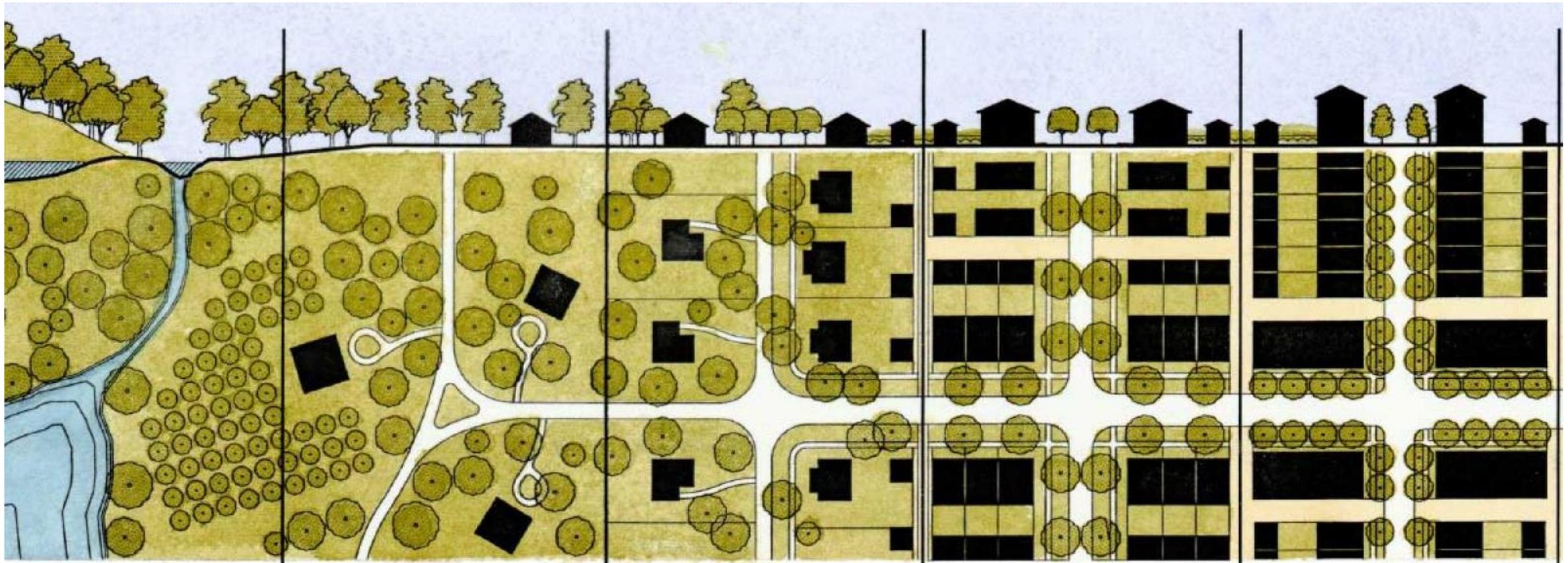


Building Design Standards



So what's a form-based anyway?

It assures the right street for the right context



NATURAL

RURAL

SUBURBAN

VILLAGE PERIPHERY

VILLAGE CORE

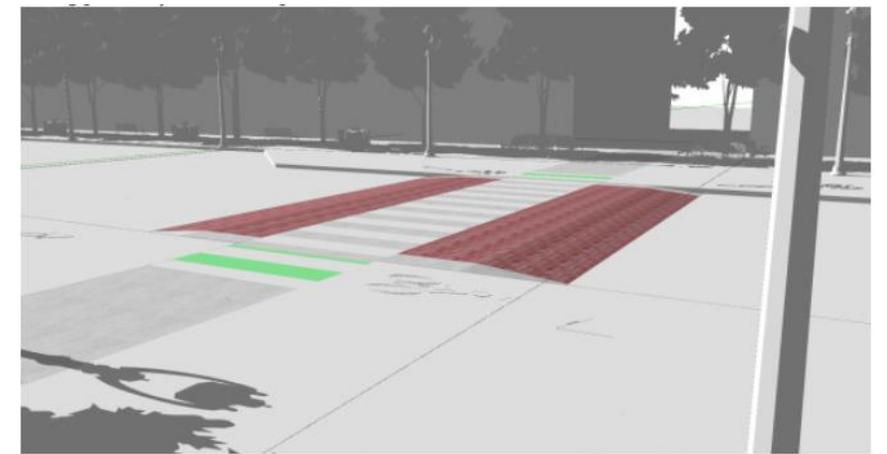
So what's a form-based anyway?

Adopted Form-Based street design standards

Commercial Street Design



Pedestrian Priority



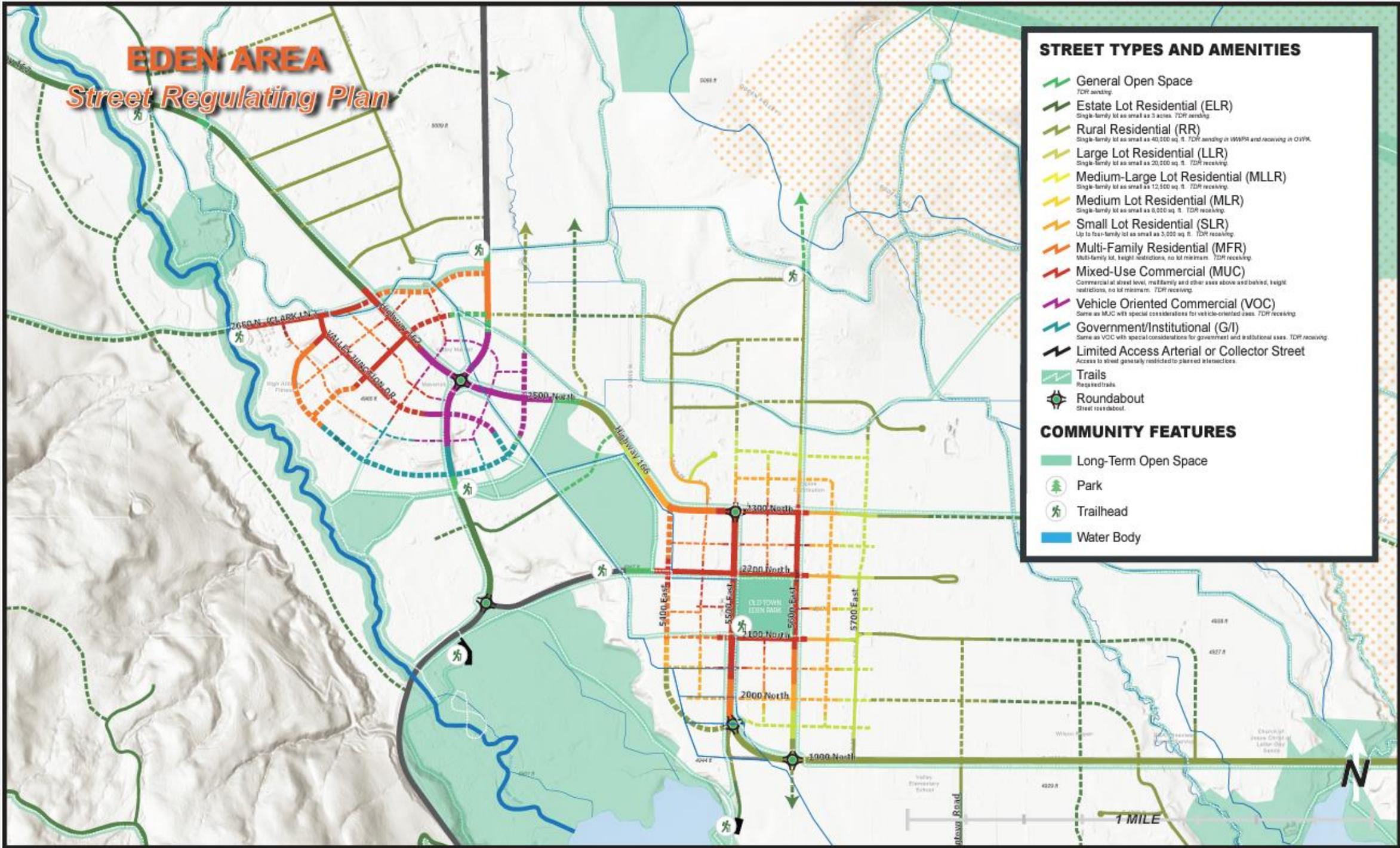
EDEN AREA Street Regulating Plan

STREET TYPES AND AMENITIES

-  General Open Space
TCR zoning.
-  Estate Lot Residential (ELR)
Single-family lot as small as 5 acres. TDR zoning.
-  Rural Residential (RR)
Single-family lot as small as 40,000 sq. ft. TDR zoning in WSPRA and receiving in CIVPA.
-  Large Lot Residential (LLR)
Single-family lot as small as 20,000 sq. ft. TDR zoning.
-  Medium-Large Lot Residential (MLLR)
Single-family lot as small as 12,500 sq. ft. TDR zoning.
-  Medium Lot Residential (MLR)
Single-family lot as small as 8,000 sq. ft. TDR zoning.
-  Small Lot Residential (SLR)
Up to four-family lot as small as 3,000 sq. ft. TDR zoning.
-  Multi-Family Residential (MFR)
Multi-family lot, height restrictions, no lot minimum. TDR zoning.
-  Mixed-Use Commercial (MUC)
Commercial street level, multi-family and other uses above and behind, height restrictions, no lot minimum. TDR zoning.
-  Vehicle Oriented Commercial (VOC)
Same as MUC with special considerations for vehicle-oriented uses. TDR zoning.
-  Government/Institutional (G/I)
Same as VOC with special considerations for government and institutional uses. TDR zoning.
-  Limited Access Arterial or Collector Street
Access to street generally restricted to planned intersections.
-  Trails
Requested trails.
-  Roundabout
Street roundabout.

COMMUNITY FEATURES

-  Long-Term Open Space
-  Park
-  Trailhead
-  Water Body



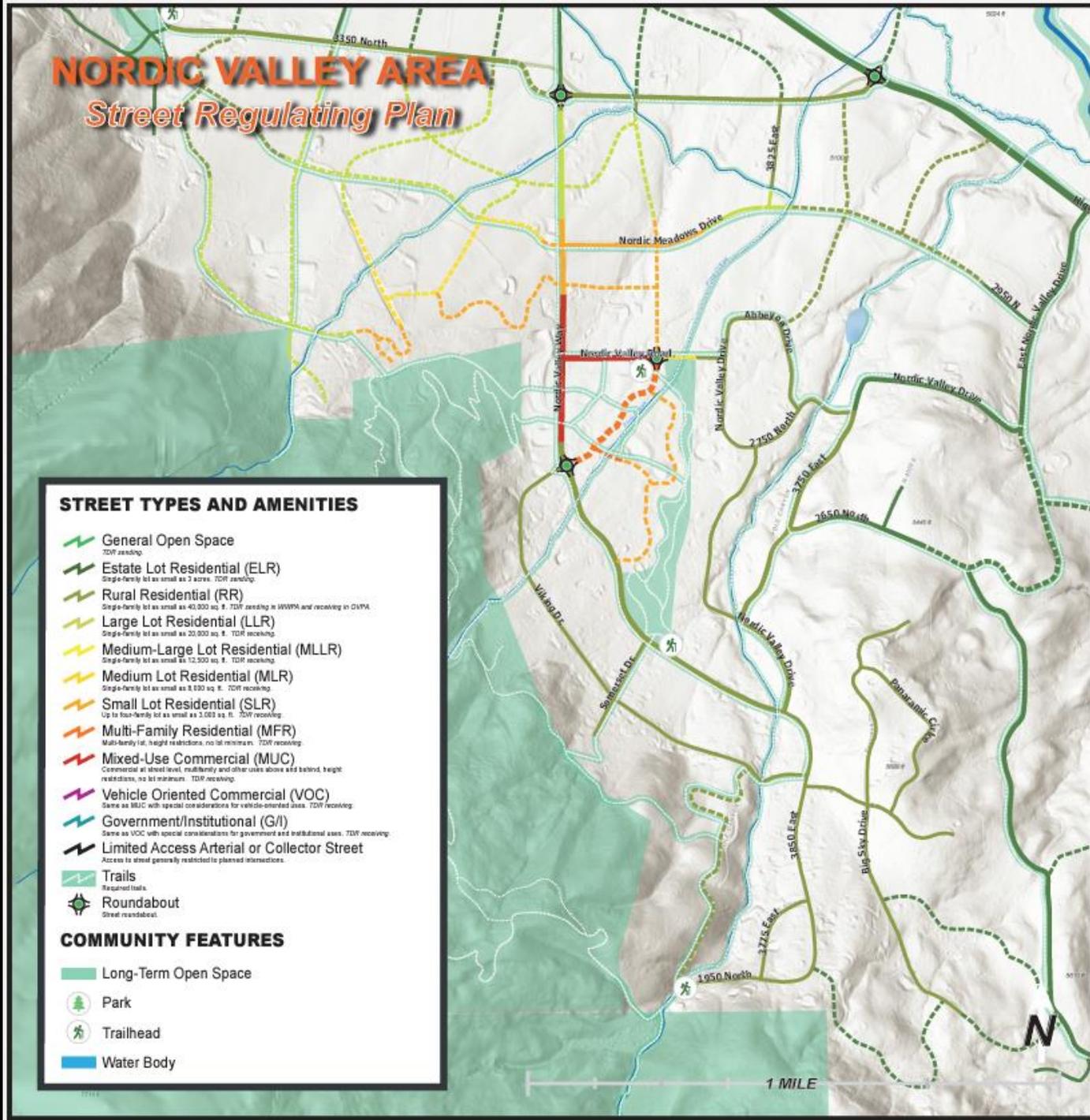
NORDIC VALLEY AREA Street Regulating Plan

STREET TYPES AND AMENITIES

-  General Open Space
TDR zoning
-  Estate Lot Residential (ELR)
Single-family lot as small as 3 acres. TDR zoning
-  Rural Residential (RR)
Single-family lot as small as 40,000 sq. ft. TDR zoning in WWPMA and receiving in CVMA
-  Large Lot Residential (LLR)
Single-family lot as small as 20,000 sq. ft. TDR zoning
-  Medium-Large Lot Residential (MLLR)
Single-family lot as small as 12,500 sq. ft. TDR zoning
-  Medium Lot Residential (MLR)
Single-family lot as small as 8,000 sq. ft. TDR zoning
-  Small Lot Residential (SLR)
Up to four-family lot as small as 3,000 sq. ft. TDR zoning
-  Multi-Family Residential (MFR)
Multi-family lot, height restrictions, no lot minimums. TDR zoning
-  Mixed-Use Commercial (MUC)
Commercial at street level, multifamily and other uses above and below, height restrictions, no lot minimums. TDR zoning
-  Vehicle Oriented Commercial (VOC)
Same as MUC with special considerations for vehicle-oriented uses. TDR zoning
-  Government/Institutional (G/I)
Same as VOC with special considerations for government and institutional uses. TDR zoning
-  Limited Access Arterial or Collector Street
Access to street generally restricted to planned intersections
-  Trails
Recreational trails
-  Roundabout
Street roundabout

COMMUNITY FEATURES

-  Long-Term Open Space
-  Park
-  Trailhead
-  Water Body



How could these villages look at full buildout?

The general plan also directs the commissioners to not approve new zoning densities, but to transfer existing unbuilt development rights into villages.

Visualizing Density Transferred to Villages

100% Transferred (Likely impossible, but sets the baseline for analysis)

25-30 UNITS PER ACRE

19-23 UNITS PER ACRE



Street Type	DUs Per Acre	Nordic Valley	New Eden	Old Town	Total
MUC, VOC, and G&I	25	0	1,763	740	2,503
MFR	30	0	678	669	1,346
SLR (Min. 3,000 SQFT Lots)	19	830	0	617	1,447
MLR (Min. 8,000 SQFT Lots)	5	117	0	0	117
LLR (Min. 15,000 SQFT Lots)	3	326	0	112	438
RR (Min. 40,000 SQFT Lots)	1	129	58	132	319
Total:		1,402	2,499	2,269	6,170

15-16 UNITS PER ACRE

5 UNITS PER ACRE

3 UNITS PER ACRE



Visualizing Density Transferred to Villages

75% Transferred

19-21 UNITS PER ACRE 14-17 UNITS PER ACRE



Street Type	DUs Per Acre	Nordic Valley	New Eden	Old Town	Total
MUC, VOC, and G&I	17	0	1,221	511	1,732
MFR	21	0	475	468	943
SLR (Min. 3,000 SQFT Lots)	14	611	0	455	1,066
MLR (Min. 8,000 SQFT Lots)	5	117	0	0	117
LLR (Min. 15,000 SQFT Lots)	3	326	0	112	438
RR (Min. 40,000 SQFT Lots)	1	129	58	132	319
Total:		1,183	1,754	1,677	4,615

11-14 UNITS PER ACRE

5 UNITS PER ACRE

3 UNITS PER ACRE



Visualizing Density Transferred to Villages

50% Transferred

11-12 UNITS PER ACRE



9-10 UNITS PER ACRE



7-9 UNITS PER ACRE



5 UNITS PER ACRE



3 UNITS PER ACRE



Street Type	DUs Per Acre	Nordic Valley	New Eden	Old Town	Total
MUC, VOC, and G&I	10	0	680	281	961
MFR	12	0	271	267	539
SLR (Min. 3,000 SQFT Lots)	9	393	0	292	686
MLR (Min. 8,000 SQFT Lots)	5	117	0	0	117
LLR (Min. 15,000 SQFT Lots)	3	326	0	112	438
RR (Min. 40,000 SQFT Lots)	1	129	58	132	319
Total:		965	1,009	1,085	3,059

Visualizing Density Transferred to Villages

25% Transferred

Street Type	DUs Per Acre	Nordic Valley	New Eden	Old Town	Total
MUC, VOC, and G&I	0	0	0	0	0
MFR	6	0	113	111	224
SLR (Min. 3,000 SQFT Lots)	5	218	0	162	381
MLR (Min. 8,000 SQFT Lots)	5	117	0	0	117
LLR (Min. 15,000 SQFT Lots)	3	326	0	112	438
RR (Min. 40,000 SQFT Lots)	1	129	58	132	319
Total:		790	171	518	1,479

5-6 UNITS
PER ACRE



3 UNITS
PER ACRE

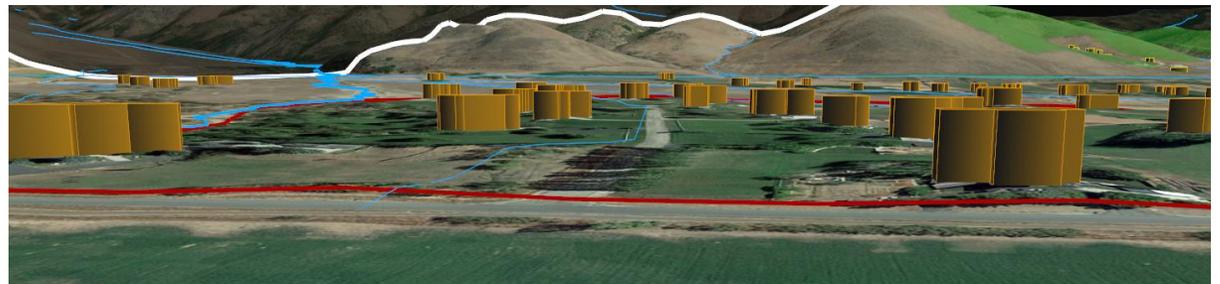


Visualizing Density Elsewhere

ONE DWELLING PER 5 ACRES (AVERAGE)



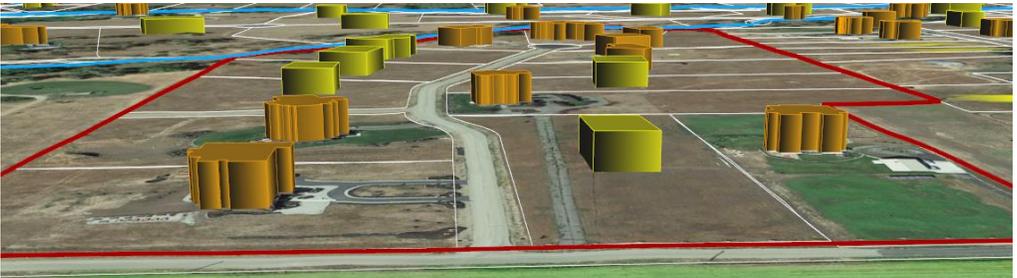
MIDDLE FORK RANCHES SUBDIVISION



Visualizing Density Elsewhere

ONE DWELLING PER 3
ACRES (AVERAGE)

SILVER SUMMIT ESTATES
SUBDIVISION



Visualizing Density Elsewhere

ONE DWELLING PER
ACRE (AVERAGE)

EDEN ACRES
SUBDIVISION

